

**AGENDA  
ZONING REVIEW BOARD  
MAY 7, 2015  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**New Cases**

1. **U-15-006-** An Ordinance by Zoning Committee under the provisions of Section 16-06.005 (1) (g) of the Zoning Ordinance of the City of Atlanta for Special Use Permit for a day care center for property located at **2730 BROWN MILLS ROAD, S.W.**, fronting approximately 453.6 feet on the east side of Browns Mill Road at the southeast corner of Browns Mill Road and Cleveland Avenue. Depth: varies Area: approximately 4.08 acres. Land Lot 61, 14th District, Fulton County, Georgia.  
OWNER: South Atlantic Conference of the Seventh Day Adventist Church  
APPLICANT: Wesley Brown  
NPU Z            COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
2. **Z-15-07-** An Ordinance by Zoning Committee to rezone from the R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing), for property located at **1475 West Paces Ferry Road, N.W.**, fronting approximately 530 feet on the north side of West Paces Ferry Road beginning approximately 777 feet east of the northeast intersection of West Paces Ferry Road and Old Plantation Road. Depth: Varies Area: Approximately 3.05 Acres. Land Lot 217 and 198, 17th District Fulton County, Georgia.  
OWNER: Muneeb Syed  
APPLICANT: Aaron McCullough  
NPU A            COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: NO ACTION TAKEN**  
**STAFF RECOMMENDATION: DEFERRAL, JUNE 2015**  
**ZRB RECOMMENDATION: DEFERRAL, JUNE 2015**
3. **Z-15-09-** AN ORDINANCE BY COUNCILMEMBER CLETA WINSLOW TO AMEND THE SPI-18 MECHANICSVILLE NEIGHBORHOOD SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS OF THE 1982 ATLANTA ZONING ORDINANCE, SO AS TO PERMIT THE ESTABLISHMENT OF CLINICS, LABORATORIES, AND SIMILAR USES TO PERMITTED NON-RESIDENTIAL PRINCIPAL USES IN SUB-AREA 6 OF SPI-18; AND FOR OTHER PURPOSES.  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
4. **Z-15-10-** An ordinance by Councilmember Cleta Winslow to rezone from the SPI-18, Sub area 6 (Special Public Interest 18, Subarea 6) District to SPI-18, Subarea 1(Special Public Interest 18, Subarea 1) District for property located at **601 PRYOR STREET, S.W.** Land lot 76, of the 14<sup>th</sup> District, Fulton County, Georgia and for other purposes.  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE**  
**ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE**

**Deferred Cases**

5. **Z-14-75** – An Ordinance by Zoning Committee to rezone from the R-3 (Single Family Residential) to the MR-2 (Multifamily Residential), for property located **4707, 4715, 4723, 4731, 4739, 4749,**

**4755 and 4765 WIEUCA ROAD N.W.**, fronting approximately 687 feet on the north side of Wieuca Road beginning approximately 373 feet west from the intersection of Wieuca Road and Roswell Road.. Depth: varies. Area: approximately 4.41 acres. Land Lot 95, 17th District Fulton County, Georgia.

OWNER: WAYNE C. WILSON/REVOCABLE LIVING TRUST OF VIVIAN J. WILSON/  
ANDREW MIDDLETON/THOMAS CHAPMAN/MICHAEL G. COLES/  
FRITZ HAMILTON/LISA ANN SEVERANCE/LOUIS WENITRAUB

APPLICANT: SOUTHEAST CAPITAL LAND, LLC.

NPU B COUNCIL DISTRICT 7

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: DEFERRAL, AUGUST 2015**

**ZRB RECOMMENDATION: DEFERRAL, AUGUST 2015**

6. **Z-14-69**-An Ordinance to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, for property located at **1734, 1742, 1748, 1754, 1762 and 1770 MOORES MILL ROAD, N.W.**, approximately 485 feet on the southeasterly side of Moores Mill Road and approximately 71 feet northwest of the intersection of Moores Mill Road and Ridgemore Road. Depth: varies. Area: approximately 4.04 acres. Land Lot 220, 17<sup>th</sup> District, Fulton County, Georgia.

APPLICANT: MOORES MILL ROAD, LLC.

OWNER: MOORES MILL ROAD, LLC.

NPU C COUNCIL DISTRICT 9

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

7. **Z-14-42**- An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, for property located at **3537, 3541, 3545, 3549 and 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.

OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY

APPLICANT: DAVID L. SMITH

NPU B COUNCIL DISTRICT 7

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: DEFERRAL, JUNE 2015**

**ZRB RECOMMENDATION: DEFERRAL, JUNE 2015**

8. **Z-14-66**- An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, for property located on **a portion of 490 BISHOP STREET, N.W. and a portion of 1299 NORTHSIDE DRIVE, N.W.**, fronting approximately 461 feet on the south side of 17th Street beginning approximately 672 feet from the southwest corner of Northside Drive. Depth: varies. Area: approximately 8.3 acres. Land Lot 148, 17th Fulton County, Georgia.

OWNERS: STATE ROAD AND TOLLWAY AUTHORITY  
/LU12 ATLANTA 17TH STREET, L.P.

APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC.

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**MAY 7, 2015**

**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NPU E            COUNCIL DISTRICT 8**

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL, JUNE 2015**

**ZRB RECOMMENDATION: DEFERRAL, JULY 2015**

9. **U-15-04** An Ordinance to amend Ordinance 12-O-1603 (U-12-25) which granted a Special Use Permit for outdoor displays or sales area (i.e. outdoor private vending) pursuant to Section 16-11.005 (1)(c) for purposes of a change of conditions. Property located at **1685 Memorial Drive, (aka 225 Clifton Street) S.E.**, fronting 200 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Drive and Clifton Street. Depth: varies. Area: approximately 0.872 acres. Land Lot 178, 15th District, DeKalb County, Georgia.

**OWNER:        ARJUN & BHUPENDER, INC**

**NPU O            COUNCIL DISTRICT 5**

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**End of Agenda**